



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JUNE 23, 2005
MINUTES – **APPROVED 7-07-2005****

PRESENT: W.J. "Jim" Lane, Council Member
E.L. Cortez, Vice Chairman
David Barnett, Commission Member
Michael D'Andrea, Development Member
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

STAFF: Mac Cummins
Tim Curtis
Lusia Galav
Richard Goecke
Keith Niederer
Jeff Ruenger
Sherry Scott
Al Ward

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Lane at 1:01 p.m.

OPENING STATEMENT

Councilman Lane read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

June 9, Minutes of the Development Review Board Study Session

June 9, 2005 Verbatim Minutes of the Development Review Board Regular Session

BOARD MEMBER JONES MOVED TO APPROVE THE MINUTES OF THE JUNE 9TH STUDY SESSION AND THE VERBATIM MINUTES OF THE JUNE 9TH REGULAR PUBLIC MEETING. SECONDED BY COMMISSIONER BARNETT.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

Board Member Schmitt requested that case number 113-DR-2004 (Diamondback Commons) be moved from the consent agenda to the regular agenda.

BOARD MEMBER SCHMITT MOVED TO MOVE ITEM 3, CASE NUMBER 113-DR-2004 (DIAMONDBACK COMMONS) FROM THE CONSENT AGENDA TO THE REGULAR AGENDA. SECONDED BY COMMISSIONER BARNETT.

THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

<u>50-DR-2005</u>	<u>Montierra Apartments</u>
	Exterior Color Change
	9850 N. 73rd Street
	Equity Residential, Applicant

Board Member Jones requested that a stipulation be added to case number 50-DR-2005 (Montierra Apartments) that the color green on the project be revised and that staff approval will be adequate for making that change.

<u>21-PP-2004</u>	<u>Pinnacle Peak Place</u>
	Preliminary Plat
	East side of Pima Road between Happy Valley & Jomax Roads
	LVA Urban Design Studio, Architect/Designer

Ms. Galav noted the amended stipulation relating to the landscape plan.

<u>36-DR-2005</u>	<u>Office Building for Vanguard Appraisal</u>
	Site & Plan Elevations
	8205 N. Via De Negocio
	VVG Associates LLC, Architect/Designer

COMMISSIONER BARNETT MOVED FOR APPROVAL OF 50-DR-2005 (MONTIERRA APARTMENTS) WITH THE SUGGESTED AMENDED STIPULATION: THE GREEN COLOR BEING A STAFF REVIEW;

21-PP-2004 (PINNACLE PEAK PLACE) WITH THE AMENDED STIPULATIONS ON LANDSCAPING TO MEET THE LANDSCAPING PLAN OF 06/23/05;

AND 36-DR-2005, (OFFICE BUILDING FOR VANGUARD APPRAISAL) AS APPROVED.

SECONDED BY BOARD MEMBER D'ANDREA.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

113-DR-2004

Diamondback Commons

Facade Remodel & Additional Parking

7312 & 7316 E. Thomas Road

Nick Tsontakis AIA, Applicant

Keith Niederer, Planning and Development Services, presented the case per the staff packet. Highlights of his presentation included an overview of the proposed site plan, elevations and proposed landscape plan.

Board Member Jones inquired as to the dark color of the beams. He opined that a duller, lighter color would be the better option.

Nick Tsontakis, Applicant, confirmed that the trim is a maroon color and the building itself would be an off-white. Board Member Jones reiterated his previous comments.

Board Member Schmitt questioned the need for two driveways, noting that the center driveway is a two-way drive. Mr. Niederer stated that the fire department requires two means of access. Board Member Schmitt addressed the appearance of the elevations and commented that adjusting the heights of the mass forms would be more effective in terms of achieving the architectural goal. Mr. Tsontakis indicated that the current heights are relative to accommodating the low windows.

Upon inquiry by Board Member O'Neill, Mr. Tsontakis confirmed that some of the work is in progress on the project. He further explained that the Applicant was initially advised that they would not have to go through the design review process and thus, construction drawings were prepared. The builder was overzealous and began construction prior to design review approval as well as building permits.

**BOARD MEMBER SCHMITT MOVED FOR APPROVAL OF 113-DR-2004.
SECONDED BY BOARD MEMBER D'ANDREA.**

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

34-DR-2005

Coronado High School
Remodel & Additions
2501 N. 74th Street
DLR Group, Architect/Designer

Richard Goecke, Planning & Development Services, presented the case per the staff packet. Highlights of his presentation included slides depicting the site plan.

Dr. Bill Johnson, Scottsdale Unified School District, addressed the Board. Bill Taylor, DLR Group, addressed the Board and introduced Howard Cohen, Project Manager, and Bret Hobbs, Project Designer.

Bret Hobbs and Howard Cohen gave a PowerPoint presentation regarding the case. Highlights of the presentation included the existing site plan, the new project design and design approach, the proposed softball fields, a brief history of the project and a detailed summary regarding each phase of the project.

Commissioner Barnett noted that the landscaping plan contains less than 200 trees on a 40+ acre site as well as the lack of shading. Mr. Cohen responded, primarily noting that shade trees would be utilized at most of the gathering areas in the courtyard and the lack of trees is an effort to keep maintenance down, from both the manpower and irrigation perspectives. The landscaping plan has not yet been finalized. Further discussion ensued regarding the proposed landscaping plan and the lack of trees on the site. Commissioner Barnett noted the landscaping requirements generally placed on commercial properties and requested an explanation from staff. Mr. Goecke stated that the application is within the R-17 zone district, a residential district. This is a permitted use within that district. He noted that the assessment of the use as it correlates to other uses is fair; however, those standards do not apply to this application type in this zone district and the landscaping on this project is voluntary.

Mr. Goecke indicated that staff proposes that the Board, as a stipulation of approval, establish the ability to work with the school district on each phase to look for opportunities to increase the landscaping. Commissioner Barnett expressed favor for Mr. Goecke's suggestion and asked if the Applicant would be in favor of returning for landscape review on each of the phases. Dr. Johnson responded affirmatively, and then explained that the school district is mandated to comply with the Arizona Department of Water Resources for limiting water use.

Board Member D'Andrea complimented the project and expressed understanding of Commissioner Barnett's landscaping concerns. He inquired as to the depth of the traffic study and queried whether the traffic impact report is relative to the queuing of the buses, pickup of students by parents and student parking. Dr. Johnson reported that the traffic report is based on on-site counting of all types of circulation on a daily basis.

Board Member D'Andrea addressed the issue of sunlight as it relates to learning and queried the opportunity of adding additional windows on the second level. Mr. Hobbs noted that usable wall area is an element of importance to the teachers. An additional challenge to determining location of windows pertains to the placement of technology equipment.

Board Member D'Andrea commented that there are some areas of inconsistency in the banding where the color block is switched in one of the openings.

In response to several questions by Board Member O'Neill, Dr. Johnson addressed pedestrian access to the softball fields as well as parking concerns.

Vice-Chairman Cortez complimented the group on a very nice project. He expressed concerns regarding landscaping and traffic. He inquired as to the status of community input regarding the project. Mr. Goecke reported receiving two phone calls in support of the project. Dr. Johnson explained the extensive outreach extended to the community as well as some of the responses received. A discussion regarding the results of the traffic study ensued. The boundaries of the campus extend into Tempe on the south, the Indian reservation on the east, approximately 64th Street on the west, and between Thomas and Indian School on the north.

Upon inquiry by Councilman Lane, Dr. Johnson explained the perimeter and interior fence lines on the property.

BOARD MEMBER D'ANDREA MOVED TO APPROVE CASE NUMBER 34-DR-2005 (CORONADO HIGH SCHOOL) WITH THE AMENDED STIPULATION BY COMMISSIONER BARNETT THAT THE LANDSCAPING BE BROUGHT BACK TO THE BOARD FOR APPROVAL ON A PHASE BY PHASE BASIS. SECONDED BY BOARD MEMBER O'NEILL.

THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

22-DR-2005

Advanced Health Care
Site Plan & Elevations
9846 North 95th Street
Gould Evans Associates, Architect/Designer

Richard Goecke, Planning & Development Services, presented the case per the staff packet. This case was continued at the June 9th 2005 to afford the Applicant additional time to consider recommendations of the Board, relating to the architecture of the building. Changes made to the design have included varied wall heights and widths, addition of recessed windows and choice of roofing materials. Staff is in support of the proposed changes and believes this project would be a positive addition to the area. The Applicant has prepared a presentation.

Board Member Jones suggested querying the Board as to whether a formal presentation is necessary, noting that the Applicant has clearly listened to the requests of the Board and has made extensive improvements. He expressed favor for the improvements.

Board Member D'Andrea concurred, but expressed a desire to review both the prior and proposed elevations. Bruce Heywood, on behalf of the Applicant, addressed the request through a brief PowerPoint presentation explaining the evolution of the project elevations.

BOARD MEMBER JONES MOVED FOR APPROVAL OF CASE NUMBER 22-DR-2005 (ADVANCED HEALTH CARE). SECONDED BY VICE-CHAIRMAN CORTEZ.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

54-DR-2005

Jack In The Box
Request approval to paint the roof black
7116 E. Shea Boulevard

Keith Niederer, Planning & Development Services, presented the case per the staff packet.

Vice-Chairman Cortez queried the new corporate image and the status of other Jack in the Box sites. Commissioner Barnett noted that the staff report recommends denial and commented that there are no alternatives for the Applicant, despite the fact that the building needs work and the Applicant wants to upgrade the building.

In response to inquiry by Commissioner Barnett regarding staff's recommendation for improvement, Mr. Niederer indicated that staff's position does not support changing this color to black due to the context of the area, specifically the Sundown Plaza, which contains mostly terra cotta roofs throughout the entire development. Staff's position is to maintain the terra cotta color.

Steve Stine, Applicant/Owner, addressed the Board. The purpose of the request began with an upgrade in the signage on the building from a rectangular sign to a square sign, ultimately resulting in a noticeable color variation between old and new tiles. The additional purpose of the request is to upgrade in an effort to be consistent with typical Jack In The Box colors. Mr. Stine presented photographs to the Board of buildings in the area that do not have terra cotta roofs and addressed comments made by staff that support their recommendation for denial.

Board Member Jones conveyed that the Board may support a position of changing the roof material and painting it black to match the corporate colors, but it is difficult for the Board to support the proposed request in a center where the background buildings do have the natural terra cotta. He asked Mr. Stine if he would be interested in changing the tile to a different color in order to go with the black. Mr. Stine reiterated examples of roofing materials on existing buildings at the center. Board Member Jones reiterated points previously made. Mr. Stine argued that there is no consistent look or context in the area buildings.

Councilman Lane reiterated that the Board is not opposed to a black roof; the opposition is against painting a natural terra cotta tile. He suggested that the Applicant consider removing the tile and replacing it with a material that is naturally black. Mr. Stine expressed opposition.

BOARD MEMBER JONES MOVED FOR DENIAL OF 54-DR-2005 (JACK IN THE BOX). SECONDED BY BOARD MEMBER D'ANDREA.

Commissioner Barnett stated that he would vote in favor of Mr. Stine and against staff. He commented that the Applicant is attempting to upgrade a building at a corner suffering from lack of maintenance. He acknowledged the Board's preference for use of a different material and addressed the expenses associated with such a change. He expressed hope for future upgrades of this building which would lead to an upgrade cycle of the entire corner.

Mr. Stine reported that Jack In The Box is in the redesign process and his request is for temporary improvements, awaiting finalization of the new design before committing to the expense of significant upgrades.

Board Member O'Neill commented that the proposed changes will look like a temporary fix. He suggested that an alternative resolution to the problem could be to rearrange the existing tile into a different pattern. Mr. Stine expressed resistance to the suggestion. Board Member O'Neill opined that the appearance of the existing roof is more favorable than the appearance of painted tile, contributing to his vote for denial.

THE MOTION FOR DENIAL CARRIED BY A VOTE OF FIVE (5) TO TWO (2), WITH COMMISSIONER BARNETT AND COUNCILMAN LANE DISSENTING.

16-DR-2005

Airpark Office/Showroom

Site Plans & Elevations

15425 N. Greenway-Hayden Loop

DFD ConoyerHedrick, Architect/Designer

Alan Ward, Planner, presented the case per the staff packet. The design center is oriented toward professional architects, landscape architects, contractors, interior designers; a place for them to work, to view and acquire goods and materials for exterior and interior design.

Board Member D'Andrea expressed concerns regarding parking in relation to the design of the center and inquired as to the impacts of the retail use of the site. Mr. Ward explained that the project is not considered a retail site as 42,000 square feet are office and 103,000 square feet are considered warehouse, including 70,000 square feet of showroom.

Nicola Possas, DFD ConoyerHedrick, presented the project to the Board. She addressed the intended use of the design center, the design of the center in relation to creating a pleasant pedestrian experience and the stipulation regarding the landscaping plan.

Commissioner Barnett commended the above and beyond efforts put into the project and thanked the Applicant.

Board Member O'Neill concurred. In response to comments by Board Member O'Neill regarding the parking plan, Ms. Possas clarified that the central parking area is not intended to be a public area for parking; it will be utilized by staff, deliveries, and house the refuse collection.

In response to comments by Board Member Jones regarding the gray color scheme, Ms. Possas confirmed that consideration will be given to ensure that all of the colors are pleasing and work together.

BOARD MEMBER JONES MOVED FOR APPROVAL OF 16-DR-2005 (AIRPARK OFFICE/SHOWROOM). SECONDED BY COMMISSIONER BARNETT.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

24-DR-2005

Miller Holdings Airpark

Site Plan & Elevations

14800 N. 78th Way

Larson Associates, Architect/Designer

Alan Ward presented the case per the staff packet. Highlights of the presentation included the site plan and elevations, the landscape plan, and color elevations.

James Larson, Larson Associates Architects, addressed the Board. He called attention to a drafting error included in the staff packet which erroneously denotes that Tract A is not included in the site plan. Tract A is included in the site plan and is subject to stipulation 11.

Mr. Larson reported that Miller Holdings, the owner, intends to take 50 percent of the building and lease the remaining balance. The project has been developed in accordance with all of the City requirements and the Applicant agrees with all of the stipulations that have been applied. Stipulation 33 has been removed. Underground retention is being used to solve retention. Parking facilities are larger than required.

Board Member Jones expressed concern regarding the amount of glass on the office building and inquired as to the status of completed reflective studies. Mr. Larson reported the use of high performance glass. Reflectivity, if any, will be a moderate reflective on a third surface. The blue glass is the face of the dual pane that will be used. The overhang provides a substantial amount of shading as well.

Commissioner Barnett requested an explanation regarding the removal of stipulation 33. Mr. Ward explained that the Transportation Department determined that the amount of traffic at that particular intersection could be reduced by off-setting the main access from the center. However, they added it as a recommendation only, not a requirement. The Applicant expressed concerns in Raintree serving as the main access to the site. Therefore, based on the Transportation Department's recommendation only, coupled with the Applicant's concerns, staff made a decision to eliminate that stipulation.

VICE-CHAIRMAN CORTEZ MOVED FOR APPROVAL OF CASE NUMBER 24-DR-2005 (MILLER HOLDINGS AIRPARK) WITH THE AMENDED STIPULATIONS AND ALSO WITH THE NOTE THAT THE SITE PLAN THAT WAS PREPARED FOR THE PRESENTATION INCLUDES TRACT A, AS NOTED BY THE APPLICANT. SECONDED BY COMMISSIONER BARNETT.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

35-DR-2005

Fountain Plaza
Site Plan and Elevations
6969 E. Shea Boulevard
Archicon, L.C., Architect/Designer

Alan Ward presented the case per the staff packet.

In response to inquiry by Board Member D'Andrea regarding staff's recommendations and the appearance of the Ramada along Shea, Mr. Ward deferred to the Applicant's presentation regarding proposed uses of the open space and explained the Ramada stipulation was added by staff to reinforce the amenity space concept as opposed to the open space concept. Board Member D'Andrea encouraged the Applicant to reconsider a darker trim color to add contrast.

Vince Dalke, Archicon, addressed the Board. He explained that the intent of the color scheme was to match the existing buildings. Discussion regarding the paint scheme ensued. Mr. Dalke addressed the amenity issue, conceding that the Ramada idea is negotiable.

The Owner expressed that he would consider adding trim paint to all of the buildings in the center and is open to considering alternate options for development of the amenity space.

Mr. Dalke addressed the existing octagonal space pursuant to inquiry by Board Member Schmitt. Mr. Ward confirmed that the specific use of the amenity space was not specified in the original

stipulation. A lengthy discussion continued regarding possible uses and development of the amenity space.

BOARD MEMBER D'ANDREA MOVED TO APPROVE CASE NUMBER 35-DR-2005 WITH THE ADDED STIPULATIONS THAT THE APPLICANT WORK WITH STAFF TO DEFINE WHAT THE AMENITY AREA IS AND ALSO TO PROVIDE THE BOARD WITH AN ALTERNATE PAINT COLOR AT A LATER STUDY SESSION. SECONDED BY COMMISSIONER BARNETT.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 3:21 p.m.

Respectfully submitted,
Davette D. Repola
A-V Tronics, Inc.